117.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	702,800	/	702,800
USE VALUE:	702,800	/	702,800
ASSESSED:	702,800	/	702,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEREZIN LISA/ TRUSTEE
Owner 2:	LISA BERZIN TRUST AGREEMENT OF
Owner 3:	2020
Street 1:	63 DOTHAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HICKMAN JOHN W --ETAL -
Owner 2:	BEREZIN LISA -
Street 1:	63 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1983, having primarily Clapboard Exterior and 1575 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6880.000	330,100		372,700	702,800
Total Card	0.158	330,100		372,700	702,800
Total Parcel	0.158	330,100		372,700	702,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.22 | /Parcel: 446.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75162
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0004.0

!9072!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,100	0	6,880.	372,700	702,800		Year end	12/23/2021
2021	101	FV	318,900	0	6,880.	372,700	691,600		Year End Roll	12/10/2020
2020	101	FV	318,900	0	6,880.	372,700	691,600	691,600	Year End Roll	12/18/2019
2019	101	FV	254,100	0	6,880.	367,400	621,500	621,500	Year End Roll	1/3/2019
2018	101	FV	254,100	0	6,880.	282,200	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	254,100	0	6,880.	266,200	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	254,100	0	6,880.	244,900	499,000	499,000	Year End	1/4/2016
2015	101	FV	209,300	0	6,880.	228,900	438,200	438,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:25:24

LAST REV

Date	Time
09/04/20	11:22:59

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKMAN JOHN W	75435-517	1	8/24/2020	Convenience	99	No	No		
	19629-136		2/1/1989		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	75162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2018	1072	Porch	29,000	C				replace deck & fro
11/4/2014	1492	Redo Kit	59,240					Renovate kitchen a

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Info By Phon	DGM	D Mann
9/14/2018	MEAS&NOTICE	CC	Chris C
6/10/2015	Permit Insp	PC	PHIL C
11/26/2008	Meas/Inspect	355	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6880		Sq. Ft.	Site		0	70.	0.77	6			Water	-15					372,710						372,700	

Total AC/HA:	0.15794	Total SF/SM:	6880	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	372,710	Spl Credit		Total:	372,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	7.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.7	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31666660
Const Adj.:	0.99495000
Adj $ / SQ:	144.102
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357615
Depreciation:	27536
Depreciated Total:	330079

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

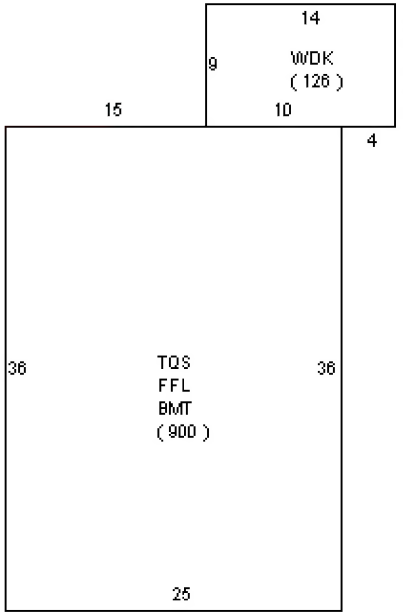
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.10
Special Features:	0	Val/Su Net:	126.91
Final Total:	330100	Val/Su SzAd	209.59

SKETCH



Sum Area By Label :
TQS = 900
FFL = 900
BMT = 900
WDK = 126

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	43.230	38,908
FFL	First Floor	900	144.100	129,692
TQS	3/4 Story	675	144.100	97,269
WDK	Deck	126	13.870	1,747

Net Sketched Area:	2,601			Total:	267,616
Size Ad	1575	Gross Area	2826	FinArea	1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

117.0-0001-0004.0